

Zoning Variance Request
City of Sturgis Zoning Board of Appeals
 130 N. Nottawa Sturgis, MI 49091
 Telephone: 269-659-7230 Fax: 269-659-7295



**COMMUNITY
DEVELOPMENT**
 Professional. Thorough. Responsive.

Address and/or Property ID#	Date of Application
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Property Owner/Agent Name	Phone Number
Address (Street No. and Name)	City, State, Zip Code

Occupant and/or Lease Holder	Phone Number
Address (Street No. and Name)	City, State, Zip Code

Statement for appeal and/or variance (Hardship):

- NOTICE TO APPLICANT**
1. Application must be submitted seven (7) days prior to the fifteen (15) day Public Notice (Please check with the Community Development Department).
 2. A *Non-Refundable fee* in the amount of \$250.00 is required for an Appeal/Variance request.
 3. A Lot Layout (Site Plan) with existing and proposed structures is required.

☐ By checking this box, you are granting permission for Zoning Board of Appeals members to conduct a site visit to your property, if necessary.

Signature of Applicant _____ **Date** _____

OFFICE USE ONLY:

Property Currently Zoned As	Front Setback:	Rear Setback:	Side Setback:
Total Fee Collected	Collected By	Date Collected	Zoning Board of Appeals Meeting Date
\$			

Code Official, City of Sturgis _____ **Date:** _____
 Will Prichard

Criteria Zoning Board of Appeals



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Applicant Name

☐ Use

Location

☐ Dimensional

Code Section 1.1405 (D) (2) A variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence in the official record of the hearing that the following are true.

1. Section 1.1405 (D) (2) (a):

No portion of the (zoning) ordinance or map are amended by the Zoning Board of Appeals action.

Does the proposed request meet or fail to meet this criteria? ☐ Meets

☐ Fails to Meet

Comments _____

2. Section 1.1405 (D) (2) (b):

The alleged practical difficulties or unnecessary hardships are present.

Does the proposed request meet or fail to meet this criteria? ☐ Meets

☐ Fails to Meet

Comments _____

3. Section 1.1405 (D) (2) (c)

The variance will not reverse or modify any refusal of a permit or order, nor validate, legalize or ratify any violation, law or regulation of this (zoning) ordinance.

Does the proposed request meet or fail to meet this criteria? ☐ Meets

☐ Fails to Meet

Comments _____

4. Section 1.1405 (D) (2) (d)

The variance will not be detrimental to adjacent property and the surrounding neighborhood.

Does the proposed request meet or fail to meet this criteria? ☐ Meets

☐ Fails to Meet

Comments _____

5. Section 1.1405 (D) (2) (e)

The variance will not impair the intent and purpose of this (zoning) ordinance or change the use permitted.

Does the proposed request meet or fail to meet this criteria? ☐ Meets
☐ Fails to Meet

Comments _____

6. Section 1.1405 (D) (2) (f)

At least two of the following conditions are found to exist: ☐ Yes ☐ No

☐ Yes ☐ No 1. There are exceptional or extraordinary circumstances or conditions applying to the property in question, or the intended use of the property that do not apply generally to other properties in the same zoning district.

☐ Yes ☐ No 2. The condition or situation of a specific piece of property or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation for the conditions or situation.

☐ Yes ☐ No 3. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

Does the proposed request meet or fail to meet this criteria? ☐ Meets
☐ Fails to Meet

Comments _____

7. Section 1.1405 (D) (3) (a) Land Use Variance Procedures

☐ Yes ☐ No 1. Applicant's property cannot be used for the purposes permitted in the zoning district's.

☐ Yes ☐ No 2. Applicant's plight is due to unique circumstances peculiar to his property and not to general neighborhood.

☐ Yes ☐ No 3. Applicant's suggested use would not alter the essential character of the area.

☐ Yes ☐ No 4. Applicant's problem has not been self-created.

☐ Yes ☐ No 5. Unavailability of administrative relief which may afford reasonable use of applicant's property.

Does the proposed request meet or fail to meet this criteria? ☐ Meets
☐ Fails to Meet

Comments _____
